



# Town Hall

## Housing Element 2023-2031 Update



February 17, 2022

# Highlights

- What is a Housing Element?
- New Housing Element Laws
- Housing Needs Assessment
- Morgan Hill Housing Element Update Process
- Feedback and Q&A

# What is the Housing Element?



- One of the required Elements (or Chapter) of a General Plan
- Is a local plan, adopted by a city that includes the goals, policies, and programs that direct decision-making around housing

## **What is a Housing Element?**

**How local jurisdictions plan to meet the housing needs of everyone in the community.**

**A community conversation about how to address local housing challenges and find solutions.**

**Part of the City's General Plan, which serves as the blueprint for how we will grow.**

**Every eight years an update is required and certified by the California Department of Housing and Community Development.**

# New Housing Element Laws



- **AB 215:** Extends HCD review of Housing Elements to 90 days, and 60 days for subsequent review.
- **AB 686:** All Housing Elements must include a program that promotes and affirmatively furthers fair housing (AFFH) opportunities throughout the community.
- **AB 1397:** Requires cities to zone their share of regional housing needs and requires by right development on identified sites. Requires stronger justification when non-vacant sites are used to meet housing needs.
- **SB 166:** Requires city to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.
- **SB 375:** If city fails to adopt its housing element within 120 days of the due date, the city will be required to update its housing element every 4 years.

# What are the Components of a Housing Element?



- **Housing Needs Assessment:** Examine demographic, employment and housing trends and conditions that affect the housing needs of the community.
- **Evaluation of Past Performance:** Review the prior Housing Element to measure progress in implementing policies and programs.
- **Housing Sites Inventory:** Identify locations of available sites for housing development or redevelopment to ensure that there is adequate capacity to address the Regional Housing Needs Allocation.
- **Community Outreach and Engagement:** Implement a robust community outreach and engagement program, with a particular focus on outreach to traditionally underrepresented groups.
- **Constraints Analysis:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
- **Policies and Programs:** Establish policies and programs to fulfill the identified housing needs.



# Housing Needs Assessment

## Appendix H-1: Assessment of Housing Needs

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#### City of Morgan Hill Housing Element

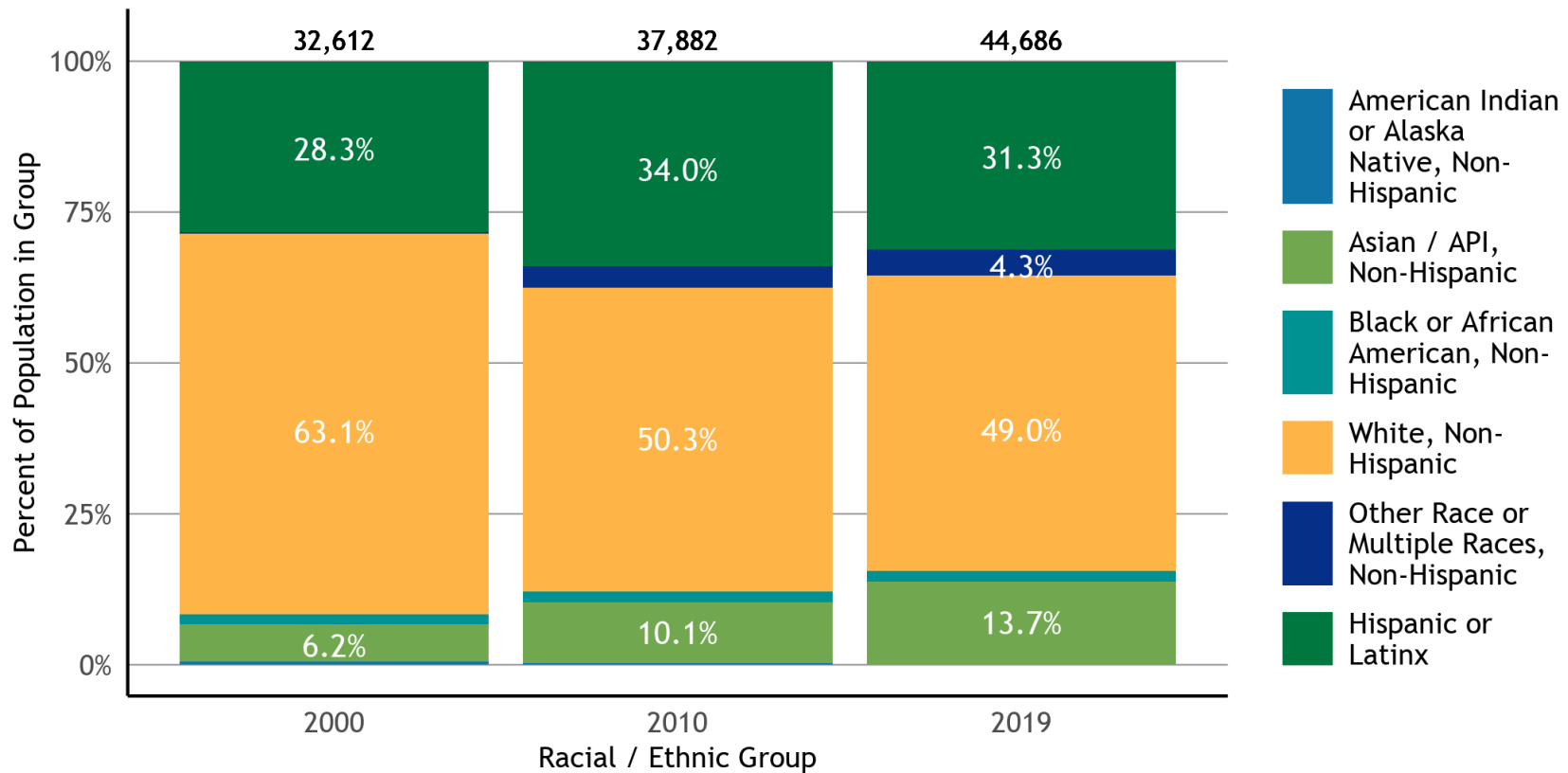
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# Housing Needs Assessment

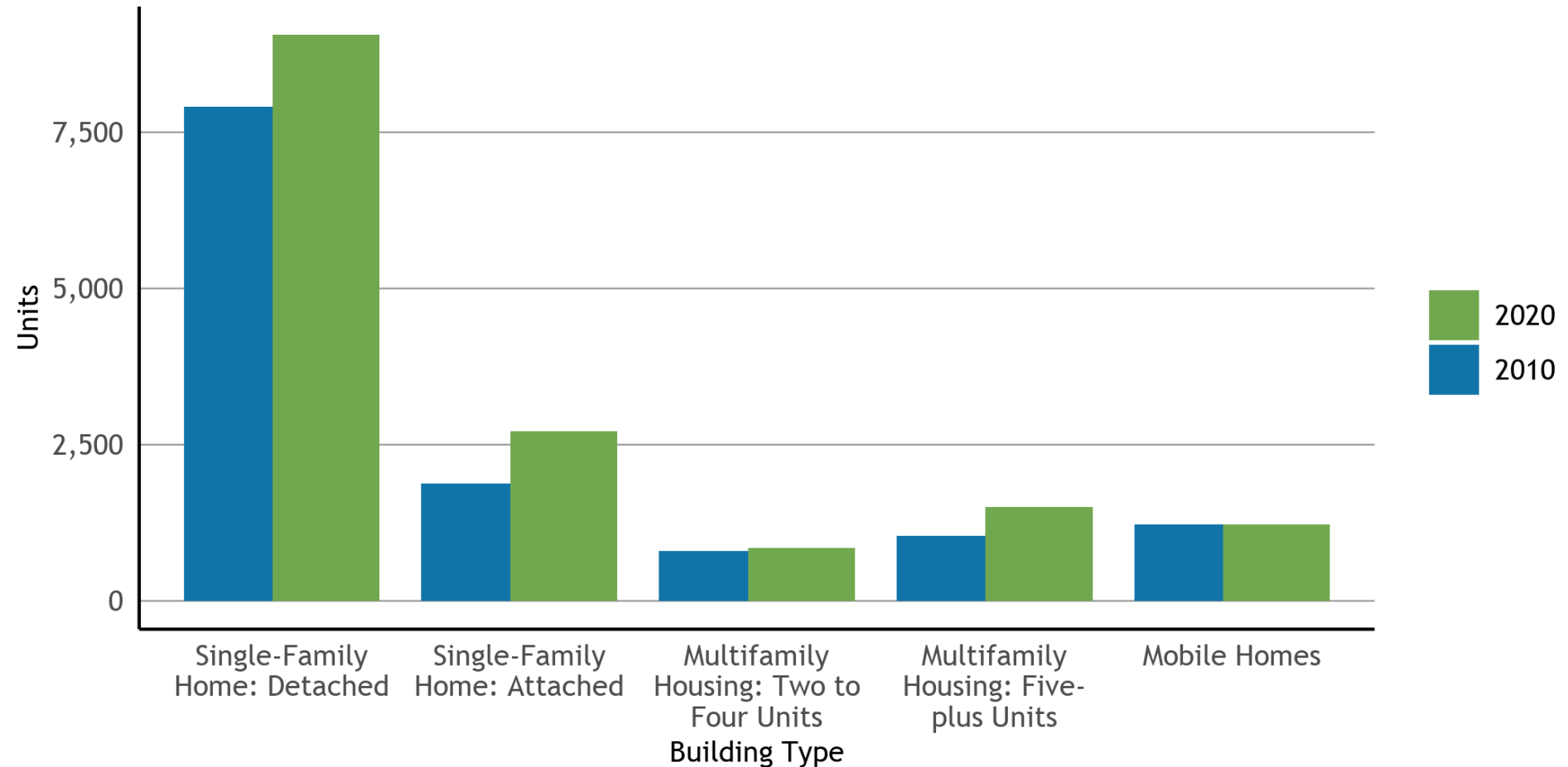
## Population by Race, 2000-2019



# Housing Needs Assessment



## Housing Stock

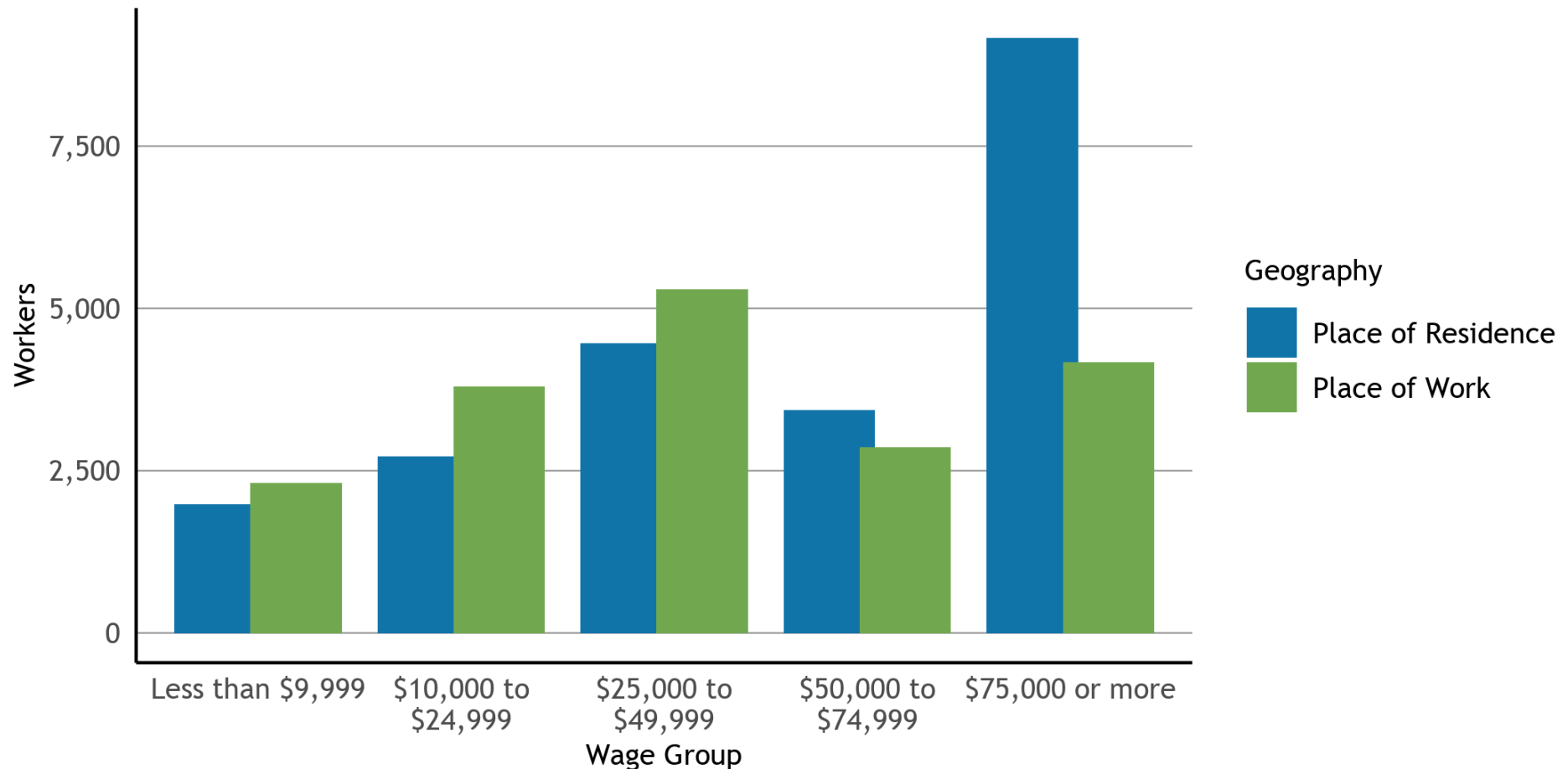




# Housing Needs Assessment



## Workers by Earnings



# Housing Needs Assessment



- California Housing and Community Development (HCD) income limits

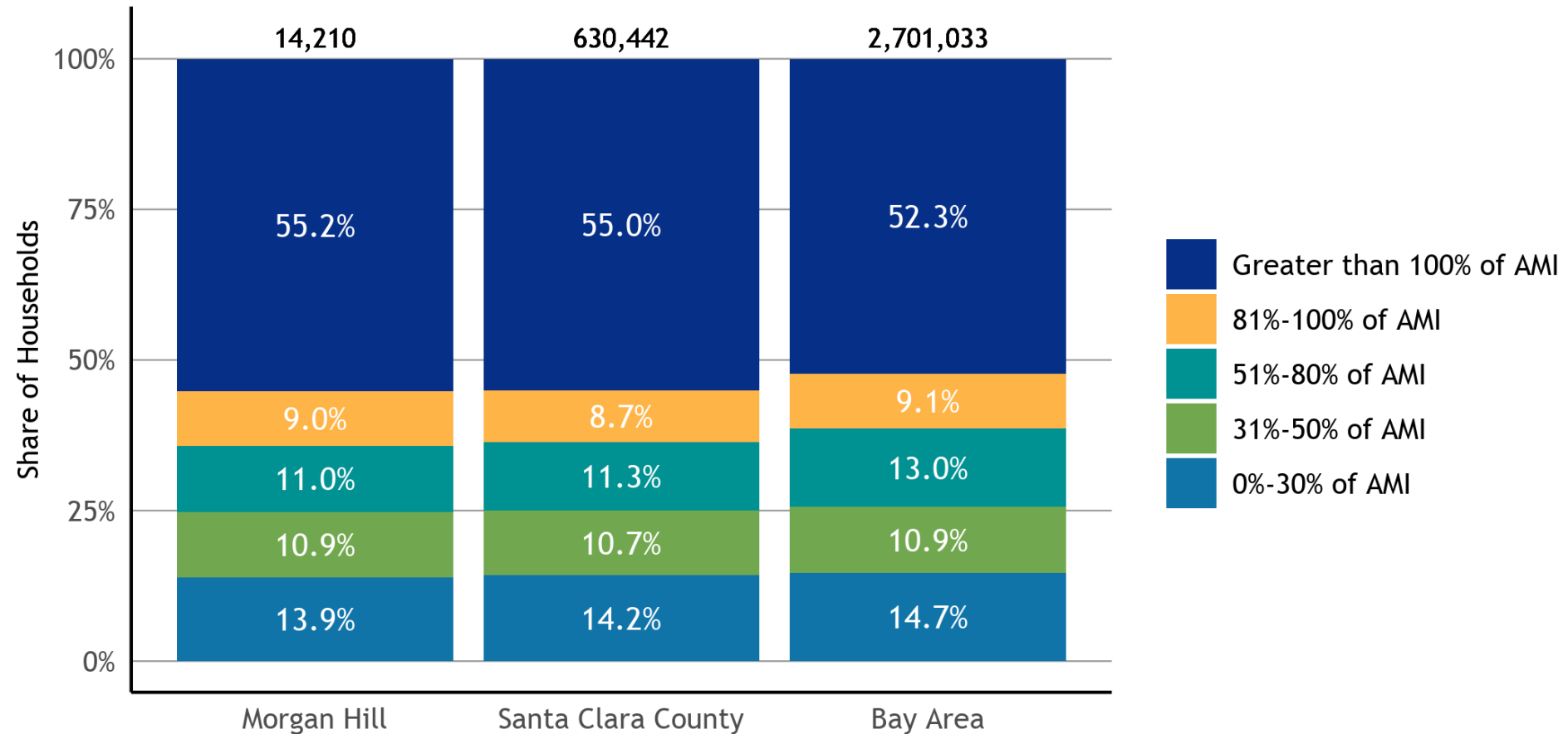
Levels of affordability are based upon **Area Median Income or AMI** which is calculated for each locality and household size

If you make up to **\$181,550** for a 4-person household and up to **\$127,100** for a 1-person household, you qualify for **affordable housing**

# Housing Needs Assessment



## Households by Household Income Level



# What's Next?

- Next Steps

- Complete “Housing Needs Assessment”
- Prepare draft Inventory of Available Sites, or “Sites Inventory”, **Planning Commission Meeting February 22nd**
- Review prior Housing Element
- Housing Element Survey:

English: <https://www.surveymonkey.com/r/JDZYJ65>

Español: <https://www.surveymonkey.com/r/QZKN6W3>

English



Español



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- <http://morgan-hill.ca.gov/2063/Housing-Element-Update>
- <https://www.letstalkhousingscc.org/>

# Feedback and Q&A

**What types of housing would be a good addition to Morgan Hill?**

**What are our key housing needs or challenges? What ideas do you have to meet our housing needs?**

**What housing priorities are most important to Morgan Hill?**

